

TRANSFER
TAX
PAID

42-26

WARRANTY DEED

013840

RUSSELL J. BAKER and SANDRA P. BAKER of York, Maine, for consideration paid, grant to ^CMARK A. FREEMAN and RUVANI S. FREEMAN of Madison, New Jersey, as joint tenants, with WARRANTY COVENANTS, the land in Waterville, County of Kennebec, and State of Maine, bounded and described as follows, to wit:

Two certain lots or parcels of land with the buildings thereon situated in Waterville in the County of Kennebec and State of Maine and being all of Lots Numbered 40 and 41 as shown on a plan entitled "A portion of Cherry Hill Development, A. J. Carey & Sons, Waterville, Maine, September 3, 1959, R. G. Knowlton, "which plan is recorded in the Kennebec County Registry of Deeds in Plan Book 22, Page 61 to which reference may be had for a more particular description of the premises herein conveyed.

This conveyance is made upon express conditions, restrictions and limitations as follows:

FIRST: This entire tract shown by the Plans of Cherry Hill, Cherry Hill Terrace and Eaton Drive are restricted to building for residential purposes only by the Waterville Zoning Ordinance and these parcels and all other lots shown by said Plans are entitled to and subject to the benefits of said Ordinance.

SECOND: Its is further covenanted and agreed that neither of these Lots, #40 and #41, or any other lot shown upon said Plans shall be used for building more than one dwelling house and that no house shall be adapted to and used by more than one family.

THIRD: Furthermore, no such house shall be built on such lots costing less than Fifteen Thousand (\$15,000.00) Dollars.


FOURTH: No building or any part of a building shall be erected or allowed to stand upon said lot within forty (40) feet of the street or within fifteen (15) feet of the boundary line of the lot.

Excepting and reserving out of the premises described above a strip of land fifteen (15) feet in width and one hundred eleven and eighty-two one hundredths (111.82) feet in length along the westerly side of Lot #40 unto Robert J. Carey, his heirs and assigns forever, as and for a sewer easement and it is a further condition of this conveyance that the Grantees nor their heirs, successors and assigns shall not grant to any abutting owner any sewer easement unless the instrument creating the easement is joined in by Robert J. Carey, his heirs, successors or assigns; any attempt at granting an easement to any abutting owner not agreed to in writing by Robert J. Carey or his heirs, successors or assigns shall be null and void.

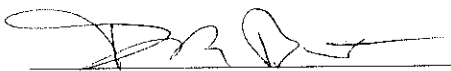
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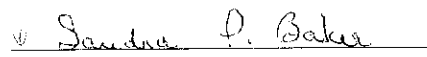
Being the same premises conveyed to Russell J. Baker and Sandra P. Baker by Warranty Deed of David P. Sylvester and Lynne Sylvester dated June 27, 1997 and recorded in the Kennebec County Registry of Deeds in Book 5397, Page 283.

WITNESS our hands and seals on May 10, 2002.


WITNESS


RUSSELL J. BAKER


WITNESS


SANDRA P. BAKER

THE STATE OF Maine
Kennebec, ss.

May 10, 2002

Then personally appeared the above named RUSSELL J. BAKER and SANDRA P. BAKER and acknowledged the foregoing instrument to be their free act and deed.

Before me, 
Notary Public

OWEN L. LORER
MY COMMISSION EXPIRES
JUNE 21, 2007



RECEIVED KENNEBEC SS.
2002 MAY 13 AM 9:00

ATTEST: 
REGISTER OF DEEDS